142.0	0003	0020.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	937,700 /	937,700
USE VALUE:	937,700 /	937,700
ASSESSED:	937,700 /	937,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52	-54	NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KLEIN CHRISTIAN M
Owner 2:	NEWTON KRISTIN L
Owner 3:	
Street 1:	52 NEWPORT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2566 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	489,100	4,600	444,000	937,700
Total Card	0.103	489,100	4,600	444,000	937,700
Total Parcel	0.103	489,100	4,600	444,000	937,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.37 | /Parcel: 365.37

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	91750
GIS Ref	
GIS Ref	
Insp Date	01/06/18

!11003!

PREVIOUS ASSESSMENT

Parcel ID 142.0-0003-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	489,100	4600	4,500.	444,000	937,700		Year end	12/23/2021
2021	104	FV	467,700	4600	4,500.	444,000	916,300		Year End Roll	12/10/2020
2020	104	FV	467,800	4600	4,500.	444,000	916,400	916,400	Year End Roll	12/18/2019
2019	104	FV	362,900	4600	4,500.	416,300	783,800	783,800	Year End Roll	1/3/2019
2018	104	FV	387,100	4600	4,500.	344,100	735,800	735,800	Year End Roll	12/20/2017
2017	104	FV	363,900	4600	4,500.	316,400	684,900	684,900	Year End Roll	1/3/2017
2016	104	FV	363,900	4600	4,500.	288,600	657,100	657,100	Year End	1/4/2016
2015	104	FV	325,800	4600	4,500.	283,100	613,500	613,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:43:44

LAST REV

Date	Time
03/21/18	11:54:07

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11003

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAYTAYAN HARRY	27437-481		6/30/1997		318,300	No	No		Y

USER DEFINED

Prior Id # 1:	91750
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/21/1992	137	Manual	4,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
1/6/2018	Inspected	BS	Barbara S
12/15/2017	MEAS&NOTICE	HS	Hanne S
11/22/2008	Meas/Inspect	345	PATRIOT
12/3/1999	Inspected	263	PATRIOT
11/29/1999	Mailer Sent		
11/15/1999	Measured	256	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	9									443,999						444,000	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc	Brackett	Total:	443,999	Spl Credit		Total:	444,000

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

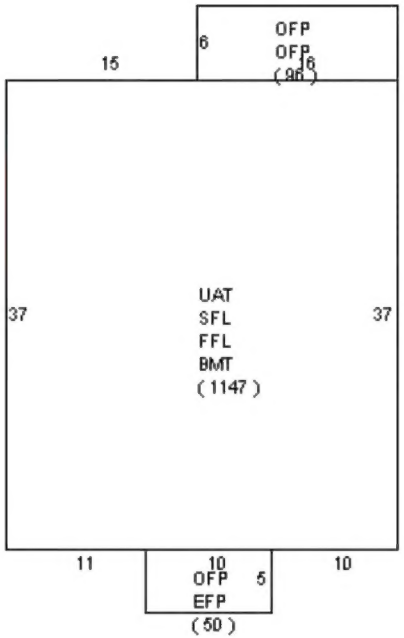
OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

COMMENTS

SINK IN BSMT.

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 6			Baths: 2				HB		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	7	4	2
Totals			
2	12	6	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10771573
Const Adj.:	0.98980200
Adj $ / SQ:	197.355
Other Features:	140300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	708887
Depreciation:	219755
Depreciated Total:	489132

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	197.36
Special Features:	0	Val/Su Net:	121.67
Final Total:	489100	Val/Su SzAd	213.21

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,147	59.210	67,910
FFL	First Floor	1,147	197.360	226,367
SFL	Second Floor	1,147	197.360	226,367
UAT	Upper Attic	287	135.190	38,765
OFP	Open Porch	242	23.080	5,585
EFP	Enclos Porch	50	71.860	3,593

Net Sketched Area:	4,020			Total:	568,587
Size Ad	2294	Gross Area	4880	FinArea	2566

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	95	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

PARCEL ID

142.0-0003-0020.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1960	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:	Total: 4,600